



# Woodmoor

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

June 2019

## President's Report by Brian Bush

By the time you read this, we'll probably be transitioning directly from Winter to Summer – what with 15 inches of snow on May 20-21 in our neighborhoods. So notwithstanding that we sort of missed Spring, I would encourage all of our residents to begin thinking about fire season and what they can do to mitigate the future effects of a fire that, as our fire department friends say, is not a matter of “if” but simply a matter of “when”. As you'll read in other parts of this newsletter, WIA is doing its part by aggressively managing our common areas thanks to Rich Wretschko and our WIA staff. Ed Miller and Matthew Nelson are also pursuing a state grant of matching mitigation funds and by arranging for 3 free-to-resident chipping days to facilitate disposal of slash. Additionally, please remember that WIA views “open fires” as the most serious threat to our community at large – hence our fines for having an open fire violation START at \$5000 or more for a first offense.

Very soon we will also begin construction of a new addition to the Barn that will alleviate a critical space shortage for our Woodmoor Public Safety personnel and allow better utilization of our administrative spaces. Please be assured that your Board of Directors carefully evaluated this requirement and only authorized the minimum project necessary consistent with our fiduciary responsibility to carefully steward the resources provided to the WIA by our residents. Your Board is also in the process of reviewing some of our guidance published on our website to ensure that it is consistent with our rules. For example, although as noted in the March newsletter, we comply with El Paso County guidance on the need for dogs being leashed in our common areas, some of our guidance has not been updated to reflect this requirement.

Finally, although I am pleased to report that although a number of our residents who were in a past due status with regard to WIA dues have brought their accounts into a current status, there are still a few who have not paid their 2019 or earlier dues. To be fair to the rest of our residents, effective 1 June, liens will be placed against these properties and we will selectively engage our WIA attorney to begin collection processes. To all those residents who comply with our covenants, rules and regulations to maintain our great neighborhoods, my thanks. For those very few who need a bit of reminding, please be assured that your Board will work tirelessly to maintain WIA as a great place to live.



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June 2019



**Woodmoor**<sup>®</sup>

R. Joseph (Joe) Murphy III  
U.S. Fish and Wildlife Service  
Forester and Wildland Fire Program Manager  
United States Air Force Academy



# Wildfire Preparedness Day 2019

Wednesday June 5<sup>th</sup> 2019, 2-6PM

1691 Woodmoor Drive, Monument CO 80132

Wildfire is **if** not **when**. Are you prepared? It is your responsibility to prepare for wildfire, and our responsibility to give you all the information you need to protect your life and home. Please join us on June 5<sup>th</sup> for food, firetrucks, and educational opportunities. Professionals from Tri-Lakes Monument Fire Protection District, Colorado State Forest Service, Pikes Peak Wildfire Prevention Partners, United States Fish and Wildlife Service at the Air Force Academy, and Woodmoor will be present to help you protect your life and home. This event is open to the public. Wildfire is a landscape level issue that affects us all and we must work together to prevent catastrophic wildfire in Northern El Paso County.

Please contact Matthew Nelson at 719-488-2693 x 4 or [matthew@woodmoor.org](mailto:matthew@woodmoor.org) with questions. We look forward to seeing you June 5<sup>th</sup>!

**There will be two \$500 prizes for tree mitigation work raffled for WIA residents attending the event.**



## 2019 Chipping Days

6/15, 7/13, 8/3

Lewis Palmer High School

9 to 4 pm

For More Information:

488-2693 x 4

[www.woodmoor.org](http://www.woodmoor.org)

### What is acceptable:

- ♦ Woody limbs & branches only, up to 9" in diameter
- ♦ Pine needles (must be removed from bags)

### What is NOT acceptable:

- ♦ NO trash, weeds, or yucca
- ♦ NO construction or building materials
- ♦ NO nails or wire
- ♦ NO root wads, dirt or rocks
- ♦ NO grass clippings or bags of leaves



Fireworks, Campfires, or  
Open Burning are *NEVER*  
*ALLOWED* in Woodmoor.



You could be fined \$5,000  
or more for  
violating these rules.



# Woodmoor Public Safety

We at WPS are often asked what role WPS officers play in the WIA covenant enforcement process. Officers can “verify” complaints after a complaint has been received by the WIA. This will be done “after” a complaint is received or to confirm if a violation has been cured.

Due to the projected high fire danger again this year, our officers will be aggressively initiating any “public safety” type violation they observe at any time.

Public safety type violations would include such violations as open pit fires (campfire not in an approved fire pit, during a red flag day or fire ban), burning of slash or trash, fireworks including model rockets, and off-drive parking, specifically when residents park their vehicle off their driveway in grasses and weeds. Vehicles generate a large amount of heat in the exhaust and catalytic converters that can ignite a fire almost immediately.

In 2017 the WIA Board of Directors increased the fines for unauthorized fires and fireworks to start at \$5000 for a first offense. This may seem high, but a fire can start and grow quickly destroying properties and lives in a matter of minutes. Please think of the risk before you make s’mores on a campfire, shoot off that bottle rocket, or even park your car next to your driveway in the grass.

WPS will also respond and attempt to verify noise complaints such as barking dogs, loud parties, and music. Once a complaint is received, an officer will attempt to verify the complaint at a distance. Once the complaint is verified and considered excessive, the officer will attempt to contact the resident where a violation notice could be issued. Once a violation notice is issued, it becomes a complaint of the Association, and not a complaint from a neighbor. This avoids having neighbors “testifying” against neighbors, which usually does not lend to good neighbor relations.

The WIA rules include the same controls as State Law (CRS 30-15-10) and El Paso County (Resolution No. 02-394) that requires all dogs be either physically restrained such as on a leash or similar tether not longer than fifteen feet in length, or in a pen, cage, fence, or motor vehicle. Although the WIA does not enforce State or El Paso County laws, the WIA may assess fines above and beyond those issued by the State or County. Please keep your dogs restrained on your property, so as not to violate neighbor’s property rights from trespassing, menacing, or just cleaning up after your dog. To avoid these fines, please keep your dogs contained on your lot or on a leash when you are walking.

Please refrain from placing your trash out the night before scheduled pick up. Trash cans left out attract wildlife such as bears, raccoons, porcupines, skunks, crows, and magpies, not to mention dogs. These animals will scatter the trash, and if the wind blows, it will blow the trash into the surrounding area. Also, please remove your trash cans as soon as possible after pick up, and stow them out of site.



## Scoop that poop!

### **Please be a responsible dog owner and pick up after your pet.**

The WIA receives numerous complaints each month from residents regarding dog feces in the road easements, in their yards, and on our Common Areas.

It is not the WIA’s responsibility to clean up after your pet. The WIA does not have the tools, resources, time or finances to clean up after inconsiderate neighbors on Common Areas, private property, or public right of ways. It is the responsibility of the individual that the community continues to be a place for all to enjoy.

**If Your Dog Poops**



**You must scoop...**

**Even If No One Sees You!!**

# NEIGHBORHOOD GARAGE SALE

Are you planning early for your spring cleaning? Or getting ready to move? It's not too early to sign up for the Annual Woodmoor Garage Sale this summer. It's Friday, June 28 and Saturday, June 29 8am-2pm. Register at [WoodmoorGarageSale.com](http://WoodmoorGarageSale.com). Sponsored by Claire Boynton and Jeff Garlick with Blessings Realty. Questions? Call them at 719-332-8360.

**Dates/Times:** Friday, 6/28 & Saturday, 6/29, 8am-2pm.

**Register:** Register as a seller at [woodmoorgaragesale.com](http://woodmoorgaragesale.com)

**Questions:** Claire Boynton with Blessings Realty at 719-332-8360

**Sponsors:** Claire Boynton, Blessings Realty, 719-332-8360

**Deadline for Registration:** June 21st

## Wildlife in Woodmoor

Each spring, Colorado welcomes an abundance of young wildlife across the state. Colorado Parks and Wildlife reminds residents and visitors to leave young wildlife alone. To protect these animals, it is important that people do not feed, approach or harass them.

Every year during spring and early summer, Colorado Parks and Wildlife, as well as Woodmoor Public Safety, receives numerous calls reporting young wildlife that has been “abandoned” by adult animals. Well-meaning animal lovers are often tempted to help a young animal by picking it up or feeding it, but young animals do not need rescuing and have been prepared by nature to survive without human intervention. In fact, human intervention most often does more harm than good.

Young wildlife is frequently left alone in a safe location while adult animals go on the search of food. Young fawns and calves are left for long periods of time and are safer when they are left alone. If you come across young wildlife, do not approach them as the mother is probably nearby.

During this time of the year, it's also common for baby birds to be found outside of their nests, leading people to think these birds have been abandoned. But this often happens when birds are learning how to fly. Most likely, they have landed very near their nests.

Because birds do not have a highly developed sense of smell, baby songbirds can be picked up and moved out of harm's way or placed back in their nests if absolutely necessary. The young of raptors, however, are a different story. Great-horned owls and other raptors are territorial and have been known to fly directly at humans seen as a threat to their young.

If you do encounter young wildlife on the trail or in your yard, leave the animal where it is and keep pets out of the area. Use binoculars to quietly view the animal from a distance. Do not get too close to the animals as human proximity may make the wild parents afraid to return.

Additionally, handling wildlife poses risks, including disease transmission of rabies, distemper or other illnesses. Wildlife can also carry fleas that might subsequently spread disease to humans or pets.

For more information on living with wildlife, visit [cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx](http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx).

Reprinted from The Tribune, May 29, 2019.





## Important Dates

July 4—Independence Day—WIA Office Closed

July 9 — ACC Meeting, 7pm

July 10 — Covenant Hearings, 6:30pm

July 13—Chipping Day, 9am to 4pm—LPHS

July 23 — ACC Meeting, 7pm

July 24 — WIA Board Meeting, 7pm



August 3—Chipping Day, 9am to 4pm—LPHS

August 13 — ACC Meeting, 7pm

August 14 — Covenant Hearings, 6:30pm

August 27 — ACC Meeting, 7pm

August 28 — WIA Board Meeting, 7pm

September 2—Labor Day—WIA Office Closed

September 10 — ACC Meeting, 7pm

September 11 — Covenant Hearings, 6:30pm

September 24 — ACC Meeting, 7pm

September 25 — WIA Board Meeting, 7pm



## Woodmoor Board of Directors & Staff

**Brian Bush**, President

**Peter Bille**, Vice-President

**Lee Hanson**, Treasurer

**Elbert Jean**,  
Secretary/Dir. Community  
Outreach

**Per Suhr**, Director of ACC

**Rich Wretschko**, Dir of Common Areas

**Thomas Smith**, Dir of Covenants

**Brad Gleason**, Dir of Public Safety

**Ed Miller**, Dir of Forestry

**Kevin Nielsen**, Chief of Public Safety

**Denise Cagliaro**, HOA Administrator

**Matthew Nelson**, Covenants/Forestry

**Bob Pearsall**, Architectural Control/Common  
Areas

**Amber Garner**, Bookkeeping/Barn Rentals

Office hours: Monday through Thursday 8am to 4pm, Friday 8 m to noon.